

BOARD OF DESIGN REVIEW MINUTES

June 27, 2002

CALL TO ORDER: Vice-Chairman Hal Beighley called the meeting to order at 6:35 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Vice-Chairman Hal Beighley; Chairman Stewart Straus; Board Members Cecilia Antonio, Mimi Doukas, Ronald Nardoza and Jennifer Shipley were excused.

Associate Planner Scott Whyte represented staff.

VISITORS:

Vice-Chairman Beighley called the meeting to order and explained that the only purpose of this meeting is to continue the public hearing item. Observing that the public is welcome to attend, he stated that no public testimony would be accepted at this time.

NEW BUSINESS:

PUBLIC HEARINGS:

A. MONTAROSA TOWNHOMES, 56 UNITS ATTACHED

The proposed development site is generally located on the east side of SW 155th Avenue, south of SW Beard Road and north of SW Weir Road. The development site is addressed as 9530 SW 155th Avenue and can be specifically identified as Tax Lots 3500 and 3600 on Washington County Assessor's Tax Map 1S1-29DC. The affected parcels are zoned Urban Medium Density (R2) and together total approximately 3.36 acres in size.

1. BDR2002-0037 (Montarosa Townhomes, 56 Units Attached)

(Request for continuance to July 11, 2002)

The applicant requests Type III Design Review approval to construct 56 townhome units housed within 13 separate buildings. Public streets are proposed as part of the proposed development plan providing connection to SW 155th Avenue and the existing terminus of SW Diamond Street, as well as providing a connection to the abutting property to the south. A decision for action on the proposed development shall be based upon the approval criteria listed in Section 40.10.15.3.C. of the Development Code.

2. TPP2002-0002 (Montarosa Townhome Subdivision Tree Preservation Plan)

(Request for continuance to July 11, 2002)

Associated with the Montarosa Townhome project is a separate request for Tree Preservation Plan (TPP) approval. The proposed application for TPP will affect two existing groves of trees identified by the City's Tree Inventory as Significant Groves G-80 and G-82. The proposed development plan would remove trees considered part of groves G-80 and G-82 while retaining others. A decision for action on the proposed TPP application shall be based upon the approval criteria thereof, listed in Section 40.75.15.1.C.3. of the Development Code.

Vice-Chairman Beighley granted the applicant's request to continue the Public Hearing for BDR 2002-0037 – Montarosa Townhomes/56 Units Attached, TPP 2002-0002 – Montarosa Townhome Subdivision Tree Preservation Plan and FS 2002-0009 – Montarosa Single-Family Subdivision Flexible Setback to a date certain of July 11, 2002.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 6:40 p.m.